086.0	0005	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,900 /	904,900
					USE VALUE:	904,900 /	904,900
					ASSESSED:	904,900 /	904,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOHN CYNTHIA M
Owner 2:	
Owner 3:	
Street 1:	184 WESTMINSTER AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,149 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Clapboard Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6149.000	481,800		423,100	904,900
Total Card	0.141	481,800		423,100	904,900
Total Parcel	0.141	481,800		423,100	904,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.57 | /Parcel: 362.5

Legal Description

User Acct

54719

GIS Ref

GIS Ref

Insp Date

09/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0002.A

!7044!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	481,800	0	6,149.	423,100	904,900	904,900	Year End Roll	12/18/2019
2019	104	FV	364,500	0	6,149.	417,100	781,600	781,600	Year End Roll	1/3/2019
2018	104	FV	365,100	0	6,149.	320,400	685,500	685,500	Year End Roll	12/20/2017
2017	104	FV	343,100	0	6,149.	302,200	645,300	645,300	Year End Roll	1/3/2017
2016	104	FV	343,100	0	6,149.	278,100	621,200	621,200	Year End	1/4/2016
2015	104	FV	307,000	0	6,149.	259,900	566,900	566,900	Year End Roll	12/11/2014
2014	104	FV	307,000	0	6,149.	239,400	546,400	546,400	Year End Roll	12/16/2013
2013	104	FV	319,000	0	6,149.	239,400	558,400	558,400		12/13/2012

PRINT

Date	Time
12/10/20	21:43:30

LAST REV

Date	Time
10/02/18	11:23:09
mmcmakin	
7044	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK EVELYN/ET	28488-212		4/24/1998		335,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2011	470	Redo Kit	23,750					REPL KIT CABS / NE
8/5/2004	691	Add Att	13,500	C		G6	GR FY06	STORAGE

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	355	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
5/4/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	263	PATRIOT
8/15/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6149		Sq. Ft.	Site		0	70.	0.98	6									423,130						423,100	

Total AC/HA: 0.14116 | Total SF/SM: 6149 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 423,130 | Spl Credit | Total: 423,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.25068641
Const Adj.:	0.99989998
Adj $ / SQ:	212.595
Other Features:	123000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	591851
Depreciation:	110084
Depreciated Total:	481766

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4			Baths: 2				HB		

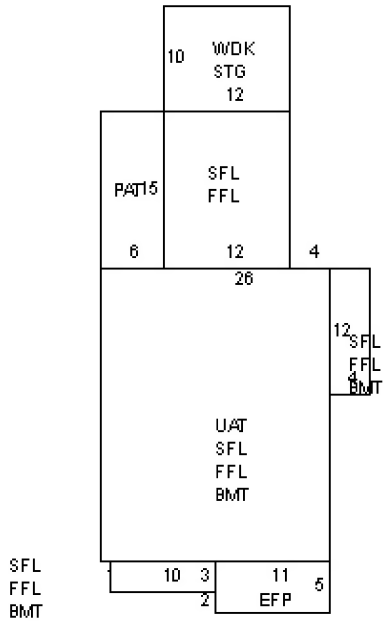
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
1	4	1	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	212.60
Special Features:	0	Val/Su Net:	161.62
Final Total:	481800	Val/Su SzAd	275.63

SUB AREA

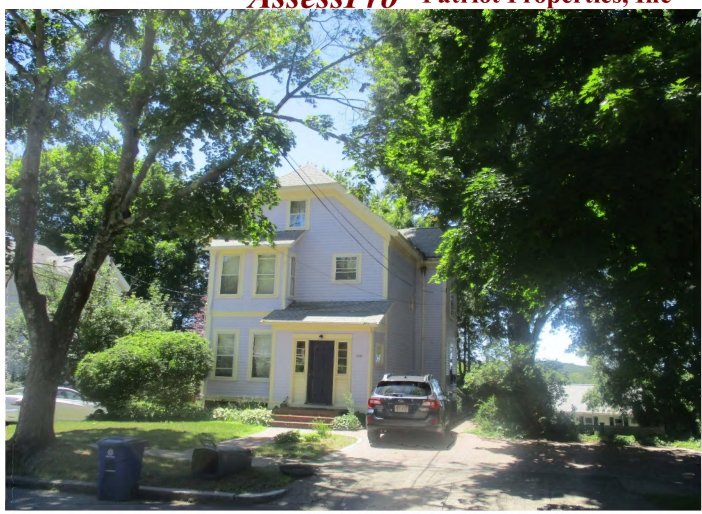
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	874	212.600	185,808
SFL	Second Floor	874	212.600	185,808
BMT	Basement	694	101.090	70,156
UAT	Upper Attic	154	129.260	19,906
STG	Storage	120	7.670	920
WDK	Deck	120	14.330	1,720
PAT	Patio	90	6.000	540
EFP	Enclos Porch	55	72.590	3,993
	Net Sketched Area:	2,981	Total:	468,851
Size Ad	1748	Gross Are	3443	FinArea 2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
UAT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0005-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	